

**TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
AUGUST 16, 1999**

PRESENT: Dave Wakeman, Chairman
Jim Ebersole
Mary Valentine
John Potera

Don Folger, Code Enforcement Officer
Rebecca Baker, Clerk

The meeting was called to order at 7:30pm. Mr. Folger asked the board if the procedure for minor subdivision public hearings could be changed. He would like for the building department to set the public hearing as soon as the completed application is received. Mr. Folger feels this will cut down on the amount of time needed to approve a request. The board felt that as long as they continue to have the same avenues open to them in the decision making process, they are willing to change the process.

Mr. Folger also requested that Rebecca be allowed to write the letters to the board as needed, in a further attempt to shorten the approval process. The board agreed.

A public hearing was held at 8:10pm to hear comments on the proposed Albrecht subdivision on Crego Rd. See attached minutes.

The board met with Mr. Jim Young in regard to his proposed subdivision on Hunts Corners Rd. The proposed lot will be 150' x 370'. Mary inquired about the ownership of the land between the old Hunts Corners Rd. and the current street right of way. Past practice dictates the county has turned that land over to the adjacent landowner when a road was moved. Mr. Folger will contact the D.O.T. and ask them to further investigate the situation. A public hearing will be set for September 20, 1999 to hear comments.

The board met with Mr. & Mrs. Keith Berghorn in regards to their proposed subdivision on Crego Rd. The proposed lot will be 178.42' x 301.34'. Currently the land is not being farmed. There has been no perk test done to date. A public hearing will be set for September 20, 1999 to hear comments.

Drew Reilly, Town Engineer met with the board to update them on current issues. The Town Board has started the formal S.E.Q.R. process for the rezoning on Scotland Rd. They are asking to be the lead agency. Currently the site plan calls for a utility right of way to the north side of the proposed plan. The Town board asked the planning board to consider running the utilities in the road right of way. Drew suggested that perhaps phase I (Northeast Caissons building) could be run through the woods and any subsequent phases would have the utilities run along the road.

The board was informed of the Wetland project on Koepsel road. They will not see this project because no formal approval is required. At this time, Drew mentioned that he felt the board should take a look at the excavating law. He feels there are items that need updating.

The Town Board will draft a guideline for drainage easement policies regarding minor subdivisions for the planning board to follow. The Town Board does not want to maintain ownership for drainage easements on ponds and most ditches. They are in the process of developing a drainage map in coordination with the drainage committee that will show the important ditches the town wishes to maintain. Based on this map, the planning board will be able to ask for the appropriate easements on future subdivisions for that purpose.

Drew advised the board, that in regards to the Perry subdivision, the Town board wishes to hold an easement for the creek that runs along the back of the proposed lots. They do not wish to maintain an easement on the pond or either sideline. Access to the creek can be attained off Hake Rd. The pond will have to be maintained by the owners of the four lots. Drew will call Mr. Schenne for a new drawing including the rear easement. A public hearing will be set for September 20, 1999 to hear comments.

John motioned to adjourn the meeting at 10:15pm. It was seconded by Mary, and all approved.

Respectfully submitted,
Rebecca K. Baker, Clerk